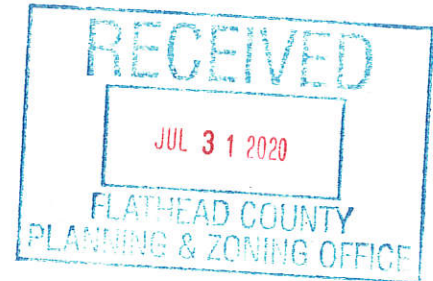


July 30, 2020

Erik K. Mack  
Flathead County Planning & Zoning Office  
1035 First Avenue West  
Kalispell, Montana 59901



Dear Erik:

RE: FCU-20-10 Scott Davis Mini-Storage

Thank you for the opportunity to comment on the above referenced conditional use permit application. After reviewing the application, the Solid Waste District views no negative impact with solid waste issues at this time.

The District requests that all solid waste generated at the proposed location be hauled by a private hauler. Evergreen Disposal is the licensed (PSC) Public Service Commission Licensed hauler in this area. Their business phone number is 406-257-1739.

Please feel free to contact me with any questions. My direct number is 406-758-5773. Thank you again for the opportunity to comment on this proposed conditional use permit application.

Respectfully,

James Chilton  
Operations manager  
Flathead County Solid Waste District

## FLATHEAD COUNTY SOLID WASTE DISTRICT



# Evergreen Fire Rescue



2236 Hwy. 2 E. Kalispell MT 59901  
Phone 406-752-4636 Fax 406-752-1540 P. O. Box 5008, Kalispell MT 59903

07/30/2020

Subject: Fire requirements for conditional use permit for a mini storage located in the Southeast  $\frac{1}{4}$  of Section 4, Township 28n, Range 21w, P.M.M. Flathead County, Montana

To whom it may concern,

Evergreen Fire Rescue has received the application submitted by Scott Davis and opposes the conditional use permit application based on inaccurate information about Fire water supply and not being able to read map provided.

Please provide accurate engineered map (to scale) and correct current Fire Hydrant locations.

Ben Covington  
Fire Marshal





## Flathead City-County Health Department

1035 First Ave. West Kalispell, MT 59901  
(406) 751-8101 FAX 751-8102  
[www.flatheadhealth.org](http://www.flatheadhealth.org)

Community Health Services  
751-8110 FAX 751-8111  
Environmental Health Services  
751-8130 FAX 751-8131  
Family Planning Services  
751-8150 FAX 751-8151  
Home Health Services  
751-6800 FAX 751-6807  
WIC Services  
751-8170 FAX 751-8171  
Animal Shelter  
752-1310 FAX 752-1546

July 30, 2020

Flathead County Planning & Zoning

Attn: Erik Mack  
1035 1<sup>st</sup> Avenue West  
Kalispell MT 59901

**SUBJECT:** FCU 20-10 Scott Davis Mini-Storage, SE¼ of Section 4, T28N, R21W, P.M.M., Flathead County, Montana

Dear Erik,

This office has reviewed the information provided and submits the following comments:

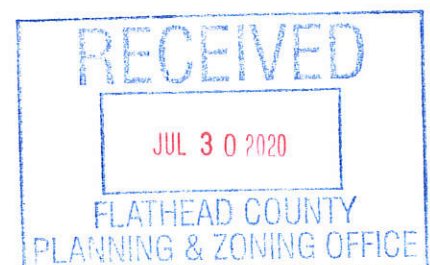
1. This project proposes mini-storage units and boat, camper, and horse trailer parking/storage. This project is subject to review under Title 76-4 Part 1 MCA, Sanitation in Subdivisions as it exceeds the limitation of the exemption used on Certificate of Survey No.21478. This review addresses potable water supply, wastewater treatment and disposal, storm drainage, and solid waste disposal.
2. This proposed development lies within the Kalispell Air Pollution Control District. In accordance with Flathead County Air Pollution Control Program, Chapter VIII, Sub-Chapter 5, Rule 404,  
“(2) Within the Kalispell Air Pollution Control District, no person shall construct any new parking lot which has a parking area greater than 5000 square feet or private drive through business lane, or a parking capacity greater than 15 vehicles or a traffic volume of more than 50 vehicles per day, unless the parking lot is paved.”

This proposal most likely meets these parameters. The parking lot and driveways are subject to paving requirements.

If you have questions, please contact Environmental Health at 751-8130.

Professionally,

Wendee Jacobs, RS  
Flathead County Sanitarian





## Erik Mack

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**From:** Nelson, Nedda L (CONTR) - TERR-KALISPELL <nlnelson@bpa.gov>  
**Sent:** Friday, July 24, 2020 1:13 PM  
**To:** Erik Mack  
**Cc:** Mary Fisher  
**Subject:** RE: FCU-20-10 Scott Davis

Dear Erik,

The Bonneville Power Administration (BPA) has received and reviewed Flathead County Planning and Zoning's inquiry for the FCU-20-10, Scott Davis Mini-Storage. The properties total approximately 1.47 acres and can legally be described as Tract 2 of COS 21478, located in the SE1/4 of Section 04, Township 28 North, Range 21 West, Montana Principal Meridian, Flathead County, Montana.

At this time, BPA does not object to this request, as the property is located 2.27 miles away from the nearest BPA transmission lines or structures.

Thank you for the opportunity to review this request.

Sincerely yours,

*Nedda L. Nelson*

(CONTR) APR Staffing  
TERR-East, Realty Technician II  
Real Property Field Services  
Bonneville Power Administration  
2520 US Highway 2 E, Kalispell, MT 59901  
(406) 751-7823  
[nlnelson@bpa.gov](mailto:nlnelson@bpa.gov)

**From:** Mary Fisher <mFisher@flathead.mt.gov>  
**Sent:** Friday, July 24, 2020 11:04 AM  
**To:** Nelson, Nedda L (CONTR) - TERR-KALISPELL <nlnelson@bpa.gov>  
**Subject:** [EXTERNAL] FCU-20-10 Scott Davis

Good morning Nedda and Happy Friday!

Attached are an agency referral letter and documents for the above mentioned file for your review and comments. Please contact Erik if you have any questions and/or to submit your comments to at [emack@flathead.mt.gov](mailto:emack@flathead.mt.gov)

Thank you,

*Mary Fisher*  
Planning Office Coordinator  
Flathead County Planning & Zoning  
40 11<sup>th</sup> Street West, Ste 220



**FLATHEAD COUNTY  
ROAD AND BRIDGE  
DEPARTMENTS**

**1249 WILLOW GLEN DRIVE  
KALISPELL, MT 59901  
Phone: (406) 758-5790**

July 27, 2020

Erik Mack, AICP  
Planner III  
Flathead County Planning & Zoning Office  
40 11<sup>th</sup> Street West, Ste. 220  
Kalispell, MT 59901



RE: FCU-20-10 Scott Davis Mini-Storage

Dear Erik:

Thank you for the opportunity to comment on the above referenced application. At this point the County Road Department does not have any comments on this request.

Please feel free to contact us should you need any further information.

Sincerely,

David Prunty  
Public Works Director  
Flathead County Road & Bridge

DP/lm

## Erik Mack

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**From:** Cindy Murray <cmurray@evergreenwaterdistrict.com>  
**Sent:** Wednesday, July 29, 2020 8:55 AM  
**To:** Erik Mack  
**Cc:** Evergreen Water; Joe Musialowski; Mark James  
**Subject:** Comments to FC Planning and Zoning re: Scott Davis app

Dear Erik:

We received your letter dated July 24, 2020, requesting comments on the conditional use permit application submitted by Scott Davis for mini-storage at 16,20,28,32,36, and 40 Davis Ct. We have significant concerns about the incorrect statements in Mr. Davis' application pertaining to water and sewer services for that property from Flathead County Water District #1 – Evergreen as follows:

1. On page three C (1) and C (2), Mr. Davis states that sewer and water services are “present and available” on the site for the use as proposed. These statements are not correct. It concerns the District that Mr. Davis has made these statements and sworn on page 5 that they are correct “under penalty of perjury.” In fact, neither water or sewer services are present or available. Mr. Davis has not requested water or sewer services for this proposed use from the District, which provides services in that area. Such request would have to be made pursuant to the District's applicable rules and regulations. Since services would require both a water and sewer main extension for that property, a plan prepared by a registered professional engineer would have to be submitted in compliance with District and State regulations. Certain review fees must be paid. After review by the Staff and District Engineer, the plans would be submitted to the District's Board of Directors for approval at a public meeting. Not one of those steps has occurred.
2. Furthermore, even with a proper application, based on the District's current information, water flows would not be adequate for the proposed development without construction of significant additional infrastructure within the District's system but outside of the proposed use area, which would also have to be evaluated and approved by District Staff, the District Engineer and the District Board of Directors.
3. The District has concerns that several of the current uses of water on the property in question may be in violation of the District's rules and regulations. An investigation is pending. If such non-compliant uses are confirmed, water service to the property will be discontinued.
4. In connection with requests for water services, the District works closely with Evergreen Fire Department to confirm that adequate water supplies are available. In this case, contrary to the representations of Mr. Davis in Paragraph C (4) also certified as correct under the penalty of perjury (page 5), the current water supply from the District would not be adequate to meet the Evergreen Fire Department requirements.
5. It is impossible to tell from the pencil drawing that is attached to the application, but there may also be issues with the Storm Water Drainage that may impact the availability of water and sewer services from the District. A full review of such issues would occur once the District is provided with an proper drawing by a registered professional engineer.
6. Finally, even though the drawing attached to the application is very difficult to read with certainty, the description of an area for “Trailers,” may allow uses in the future (in addition to the uses identified in #3 above) that are not in compliance with the District's rules and regulations. The District understands that the County is investigating certain alleged uses of trailers currently on the property that could also be in violation of the District's rules and regulations.

Thank you for your consideration of these comments. We would strongly urge the Flathead County Board of Adjustment to deny this application. Please acknowledge receipt of this email and feel free to contact me at 406-257-5861 if you have questions.

Best regards,

Cindy Murray,  
General Manager